

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received JAN 8 1986

date entered FEB 6 1986

**1. Name**

historic Canon City Downtown Historic District, Expanded

and/or common Same

**2. Location**

street & number 300-800 blocks of Main Street; Maupin Bldg; 404, 516,  
and 602 Macon Ave; 107 N. 7th Street (EXPANDED—602 MACON) n/a not for publication

city, town Canon City n/a vicinity of

state Colorado code 08 county Fremont code 043

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name (Expanded) ABC Investors, c/o Tom Berry

street & number 803 South First Street

city, town Canon City n/a vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Fremont County Clerk and Recorder Office

street & number 601 Macon Avenue, Fremont County Courthouse

city, town Canon City state Colorado

**6. Representation in Existing Surveys**

title Co. Inventory of Historic Sites has this property been determined eligible? ☐ yes ☒ no

date Ongoing ☐ federal ☒ state ☐ county ☐ local

depository for survey records Colorado Historical Society--OAHP

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved      date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### **Describe the present and original (if known) physical appearance**

The Canon City Downtown Commercial Historic District is composed of 81 buildings, located for the most part along Main Street. The structures are largely two-story, masonry which reflect the town's economic growth during the late 19th-early 20th century era. Proposed is an addition to the district that consists of one building on the corner of Macon Avenue and Sixth Street, which in date of construction (1900), scale and materials, blends with the historic district. Presently the boundary extends down several side streets to the north of Main Street to include commercial structures related visually and in function to the district. The Ward Graves Hospital is one such building which stands on a side street, one block from Main Street.

The building was originally constructed as a hospital and erected in two distinct phases during the first decade of the 20th century. The southern half of the building dates to 1900-1901 and first appeared as a two-story, square brick structure with a natural stone foundation. The exterior was embellished with a masonry stringcourse delineating its first floor and decorative brickwork along the second story elevation. This initial construction included double-hung windows of varying sizes, headed with arched, corbeled radiating voussoirs of a darker brick. The lugsills of these windows were of pink sandstone. Additionally two bay windows were located on the north and south elevations. The roof was hipped with four hipped dormer windows extending from each of the roof planes.

Following the original owner's death, the building was purchased in 1904 by another doctor for its continued use as a hospital. Shortly after its sale, the building was doubled in size by expanding it on the north side. The addition matched the original building in masonry detailing, sandstone window trim and sawn wood porch ornamentation. The only detailing omitted on the addition present on the original was the second story decorative brickwork and the use of contrasting brick in the window surrounds.

As part of the 1904 construction, a number of changes were made to the hospital entrances and porches. The northern wall was made the main entrance and an entry porch fronting on Macon Avenue was added. The portico was built of wood supported by square brick pillars capped with pink sandstone. The balustrade and the second story balcony it created consisted of square balusters and distinctive sawn wood ornamentation, similar to that found on the building's original entrance on Sixth Street. At some point in time, perhaps with the 1904 enlargement, the second story of this west porch was enclosed and, at a later date, its turned wood columns replaced with those of iron. Several changes were also made to the south (rear) elevation in 1904. The original openings for a window and door were replaced with different size windows and a small rear entry porch was added to the southeast corner of the building. As with the porches on the north and west elevations, the shed roof of the simple porch was decorated with brackets with sawn wood detailing.

At the time of the building's construction, the hospital was considered modern and well-equipped. Its interior was utilitarian, reflective of its use as a medical facility. A stark, central corridor, leading from the main entrance runs approximately

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## References

**date entered**

Canon City Downtown Comercial Historic District Expanded, Fremont County, Colorado  
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three-fourths the length of the structure. In the 1904 section, a series of small cubicles open onto the corridor along the first and second floors. A simple wood staircase extends midway down the corridor to the second story. The interior is devoid of any trim or detailing in the addition.

The interior of the original main block provides more variety in the arrangement and appointment of the spaces. These rooms housed the specialized functions of the hospital, including the operating room, x-ray equipment, laboratories, kitchen, delivery room and nursery. Simple wood moulding trims the windows and doors and forms baseboards and chairrails.

In the course of its operation as a hospital until its closure in 1966, many minor changes were made to the interior. The exact date of most of these alterations is not known in most cases. Following World War II, the interior was extensively remodelled. As part of this work, many of the walls were replastered and modern light fixtures and materials such as linoleum and wood panelling were installed.

In summary, the Ward/Graves Hospital Building resembles the structures which compose the Canon City Commercial District in many ways. Although the styling of the hospital is similar to the Foursquare, a common residential form of building in Colorado, the function has always been commercial. The size, scale and placement of the building on the lot is like that found in the commercial development of Main Street rather than that found along the residential streets nearby. The brick and stone construction of the hospital also reflects the most common materials, texture and construction methods which distinguish the commercial area. Due to these physical similarities as well as its adjacent location, the Ward/Graves Hospital Building is a logical addition to the historic commercial district.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1900–1901 & 1904      **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Ward/Graves Hospital Building is significant as an early commercial building constructed as part of Canon City's development as a regional commercial center during the late nineteenth and early twentieth century. Architecturally, the structure's design, scale, materials, detailing and lot arrangement are similar to the buildings which comprise the adjacent Canon City Downtown Commercial Historic District. Although the majority of the district buildings are located along Main Street the current boundaries extend northward at selected locations to include several buildings on Macon Avenue. The omission of the Ward/Graves Hospital Building, located at 602 Macon Avenue, is deemed an oversight and a logical addition to the district. The building is a contributing element to the afore-mentioned district, and also possesses individual significance as the oldest continually operating hospital in Canon City. Of interest is its association with the early twentieth century development of the regional health industry that was related to the climatological cure and care of lung diseases.

The Canon City Downtown Commercial District is a cohesive group of eighty-one structures constructed between 1870 and 1930 as part of the community's downtown development. The period of development, quality of design and construction, scale and number of buildings erected all reflect the town's growth as a prosperous regional trading center during this time. Canon City's development was related to the discovery of silver and gold in the nearby Rocky Mountains and the concomitant growth of mining camps and a statewide mining industry; the westward expansion of the railroads, specifically the Denver & Rio Grande line; the agricultural development of the region; and the development of coal and oil industries in Fremont County.

Architecturally, the district is significant because of its excellent representation of late nineteenth and early twentieth century commercial architecture. The majority of the district structures are two-story masonry buildings which illustrate the range of architectural styles that were popular at the turn of the century. The quality of the materials and construction attests to the prosperity of Canon City as a regional trade center during this period. The degree of ornamentation on the buildings as well as the physical integrity of the district make the area the best collection of turn of the century commercial structures in Fremont County and one of the more important in the region and state.

The Ward/Graves Hospital Building is similar in history and appearance to the structures which compose the Canon City Downtown Commercial Historic District. Its construction during the first decade of the 1900s is indicative of the previous-cited economic influences. The hospital was constructed by Dr. Levi Ward and open to the eighteen practicing physicians in Canon City at that time. The large number of doctors, for a community of its size, was related to the popularity of the Front Range settlements, including Canon City, for the treatment of tuberculosis during this period. After Dr. Ward's death, the hospital was purchased in 1904 by Dr. C.H. Graves, a Chicago physician, who also moved to the area for health reasons. Dr. Graves doubled the size of the hospital which provides another indication of the town's prosperity at this time. The quality of the construction of the en-

## 9. Major Bibliographical References

Canon City Downtown Commercial Historic District National Register Nomination.  
Canon City Illustrated. (Magazine article and advertisements dating from early 1900s,  
available at Canon City Library.)  
Little, W.T. "Early Hospitals Saw Many Changes." Canon City Daily Record, May 4, 1985, p.7.

## 10. Geographical Data

Acreage of nominated property 28 acres + 1/4 acre to include expanded area.

Quadrangle name Canon City

Quadrangle scale 1:24000

### UTM References

A 

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4	7	9	4	0	0
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4	2	5	4	8	4	0
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Zone Easting Northing

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4	7	9	4	7	0
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4	2	5	4	7	2	0
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Zone Easting Northing

C 

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4	7	8	8	4	0
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4	2	5	4	3	4	0
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D 

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4	2	5	4	4	6	0
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### Verbal boundary description and justification

(see continuation sheet)

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state		code	county	code

## 11. Form Prepared By

name/title Deborah Edge Abele

organization Preservation Consultant

date October 1, 1985

street & number P.O.Box 6367

telephone (303) 635-2065

city or town Colorado Springs

state Colorado

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Barbara Sudler*

title State Historic Preservation Officer

date December 20, 1985

### For NPS use only

I hereby certify that this property is included in the National Register

*for* *Alfred Byers*  
Entered in ~~the~~ National Register

date 2/6/86

Keeper of the National Register

Attest:

date

Chief of Registration

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larged structure; its masonry and wood detailing; and its modern appliances and equipment, which included a model operating room, x-ray equipment and hot air baths, is representative of the building which was occurring as part of the commercial expansion of the Canon City downtown during the early twentieth century.

Due to the similarities in the period of development, commercial use, size, scale, materials, design and lot arrangement of the structure to the buildings of the Canon City Downtown Historic District, as well as its adjacent location to the district boundary, the Ward/Graves Hospital Building is an appropriate extention of the district.

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**Canon City Downtown Historic District - Expanded boundaries:**

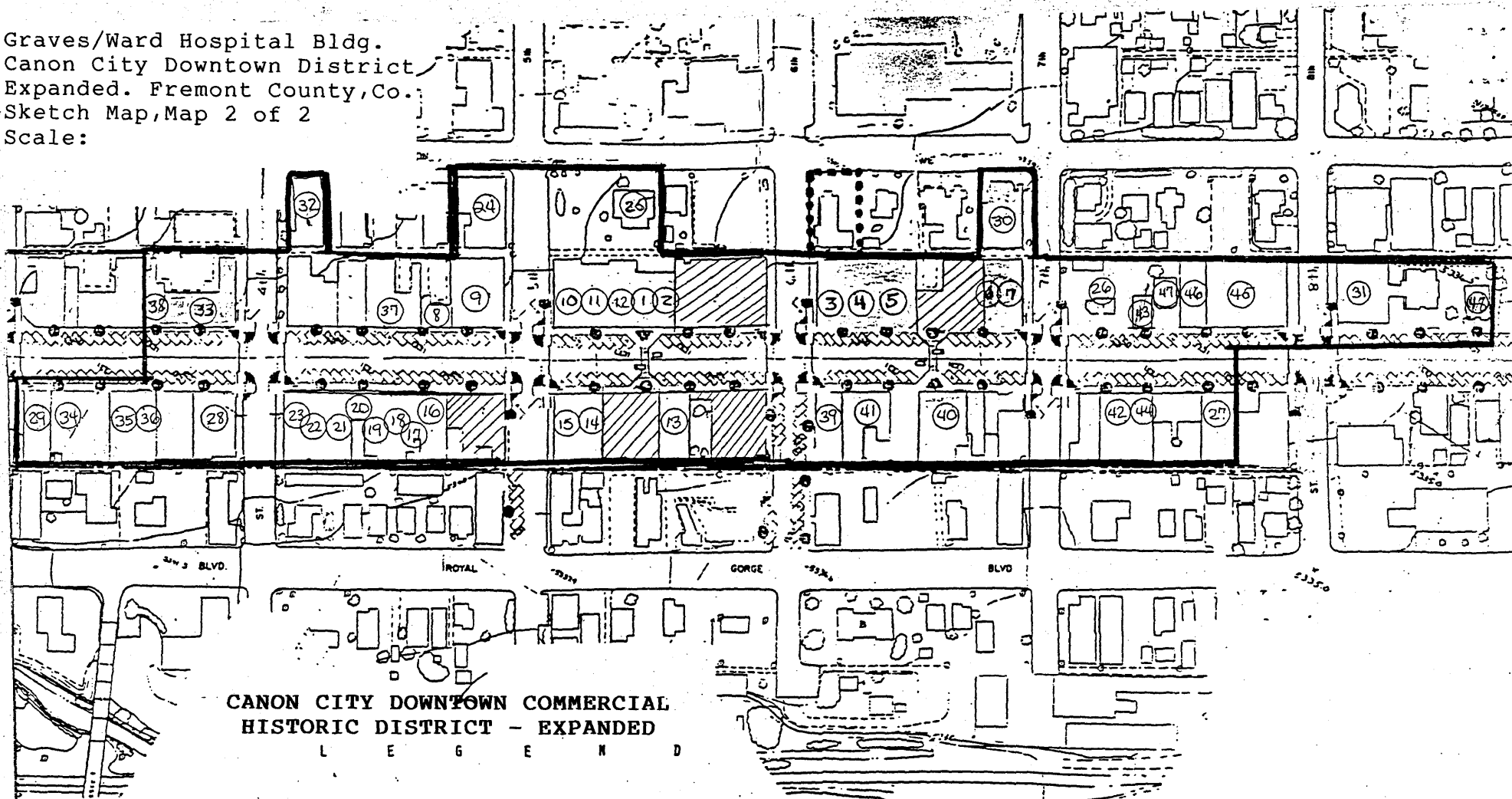
Beginning at the NW corner of 9th and Main, the boundary extends N along the W side of 9th to the alley between Main and Macon; then W along the S side of the alley to the W side of 7th; then N along the W side of 7th to the S side of Mason; then around the property lines of the Baptist Church to the alley between Main and Macon; then W along the S side of the alley to the E property line of the Ward/Graves Hospital Building, 602 Macon, then N along the property line to the S side of Macon; then W along the S side of Macon to the W property line of the Ward/Graves Hospital Building; then S along the property line to the S side of the alley to the E property line of the public library; then N along the property line to the S side of Macon to the W property line of the Maupin Building; then S along the property line to the alley between Main and Macon; then W along the S side of the alley to the E property line of the Elks Club; then N along the property lines to the S side of Macon ; then W along Macon to 4th Street; then S along the E side of 4th to the alley between Main and Mason; then W along the S side of the alley to the W property line of 200 Main; then S to Main Street; then E along the N side of Main to 3rd; then S along the E side of 3rd to the alley between Main and Royal Gorge Blvd.; then E along the N side of the alley to 8th Street; then N along the W side of 8th to Main; then E along the N side of Main to the 9th and point of beginning.

(Amended portion of original boundary description for Canon City Downtown Commercial Historic District is underlined.)




**Justification:**

Original boundaries for Canon City Downtown Commercial Historic District have been extended to include an adjacent property located at 602 Macon Avenue.

Graves/Ward Hospital Bldg.  
 Canon City Downtown District  
 Expanded. Fremont County, Co.  
 Sketch Map, Map 2 of 2  
 Scale:



**CANON CITY DOWNTOWN COMMERCIAL  
 HISTORIC DISTRICT - EXPANDED**  
 L E G E N D

-  HISTORIC CONTRIBUTING BUILDINGS
-  INTRUSIONS
-  NATIONAL REGISTER SITE (STRATHMORE HOTEL)

Dotted line indicates property line of Ward/Graves  
 Hospital Building Expansion to Canon City Downtown  
 Commercial Historic District.